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EASEMENT

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:
June A. Friend

hereinafter referred to as GRANTORS, in consideration of One Dollar and Other Valuable consideration, hereby grant and convey unto Warren Water District, hereinafter referred to as GRANTEE, its successors and assigns a perpetual easement with the right to erect, construct, install, lay and thereafter use, operate inspect, repair, maintain, replace and remove waterlines and appurtenances thereto, over, across and through the land of the GRANTORS situated in Madison County, Iowa, being more specifically described as follows:

Fractional Southwest Quarter (1/4) of the Southwest Quarter (SW1/4) of Section Seven (7) and the West 33.63 acres of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; and

The East One-half (1/2) of the Southeast Quarter (1/4) of Section Twelve (12), except all that part of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) which lies South and West of the west line of Federal Highway #169 as the same presently passes through said 40-acre tract, in Section Twelve (12), Township Seventy-six (76) North of Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and all that part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13) lying North and East of Federal Highway #169 as the same presently passes through said 40-acre tract, excepting therefrom a tract of land described as commencing at the Southeast Corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4), Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., thence North 376.2 feet, thence North 50° 36' W 906.0 feet, thence Northerly 156.6 feet along the arc of a 1637.1 foot radius curve concave easterly with a central angle of 5° 29' to the point of beginning, thence northerly 877.8 feet along the arc of a 1637.1 foot radius curve concave easterly with a central angle of 30° 45.5' and whose tangent at the point of beginning has a bearing of North 45° 07' West, thence North 75° 36.5' East 238.0 feet, thence Southerly 645.3 feet along the arc of a 1399.1 foot radius curve concave easterly with a central angle of 26° 25.5' and whose tangent at the point of beginning has a bearing of South 14° 23.5' East, thence South 0° 21' East 147.6 feet, thence South 44° 53' West 138.0 feet to the point of beginning containing 1.93 acres more or less exclusive of the present established highway all in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

together with the right of ingress and egress over the adjacent lands of the GRANTORS, their successors and assigns, for the purposes of this easement.

The Easement shall be 32 feet in width, the centerline of which shall be the water pipeline and the necessary appurtenances thereto.

It is agreed that, during the period of initial construction, no crop damage will be paid by the GRANTEE. The GRANTEE, its successors and assigns, hereby promise to maintain such water pipeline and any necessary appurtenances in good repair so that damage to adjacent real estate of GRANTORS, if any damage there be, will be kept to a minimum.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHERE OF, the GRANTORS have executed this instrument this 15th day of April, 1998.

June A. Friend
June A. Friend

STATE OF IOWA, ss:

On this 15th day of April, 1998, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared June A. Friend to me known to be the identical persons named in and who executed the above and foregoing, and acknowledged that they executed the same as their voluntary act and deed.

William K. Kunkling Jr.
NOTARY PUBLIC